

PROCEEDINGS OF THE HISTORIC CONSERVATION BOARD

MONDAY, OCTOBER 8, 2001

3:00 P.M., J. MARTIN GRIESEL ROOM, CENTENNIAL PLAZA II

The Historic Conservation Board met at 3:00 P.M., in the J. Martin Griesel Room, Centennial Plaza II, with members Borys, Kreider, Raser, Senhauser, Spraul-Schmidt, Sullebarger and Wallace present. Members absent: Bloomfield and Dale.

MINUTES

The minutes of the Monday, September 24, 2001 meeting were approved as corrected (motion by Borys second by Wallace).

CERTIFICATE OF APPROPRIATENESS, 4148 HAMILTON AVENUE, NORTHSIDE NBD HISTORIC DISTRICT

Staff member Adrienne Cowden summarized the staff report on this application to replace the existing storefront and black glass front wall on 4148 Hamilton Avenue. The building is a contributing resource within the historic district, but has recently suffered fire damage that makes it impossible to salvage the glass panels. The applicant proposes to remove the glass panels and expose, patch and paint the stucco beneath the glass. Ms. Cowden indicated that the stucco beneath the glass is a base, mounting coat and was not meant to be exposed. A new clear coat aluminum storefront with recessed entry will be constructed. Staff recommended that the Board approve the new storefront and replacement of the glass panels with a new smooth surface on the plane of the glass surface.

Mr. Terry Meyer, the owner, was present to answer question from the Board. He presented the following cost estimates for alternative treatment of the black glass façade:

- 1) Replace 0.5"-thick Carrera glass with 0.25" spandrel glass. Cost: at least \$12,100.
- 2) Remove the Carrera glass, infill with plywood to be even with the adjacent store front, coat with smooth plaster and paint semi-gloss or gloss black. Cost: \$5,100

Mr. Meyer said the \$12,100 estimate could go up depending on the conditions when the current glass is removed; however, it is unlikely to do down because installation of this type of glass is difficult and exacting.

Ms. Borys asked whether the horizontal line in the existing storefront would be extended by scoring the newly installed front. Mr. Senhauser suggested that some of the Carrera glass might be salvaged to repair broken portions on the side of the building.

BOARD ACTION

The HCB voted unanimously (motion by Borys second by Kreider) to approve a Certificate of Appropriateness for the proposed storefront on the condition that:

1. An appropriate replacement material for the black structural glass be found,
2. The horizontal banding be maintained, and
3. The Urban Conservator approve the final solution prior to the installation of the storefront.

OTHER BUSINESS

4147 HAMILTON AVENUE—Urban Conservator William Forwood showed the Board a site plan and elevation drawings of proposed changes to the KFC restaurant at 4147 Hamilton Avenue. Mr. Senhauser appointed HCB members Bloomfield, Borys and Raser a committee of three to review the project. Mr. Young reminded the Board that it had approved the present remodeling of this noncontributing building.

TAFT MUSEUM—Mr. Forwood said the proposed addition to the Taft Museum was being redesigned to accommodate a reduced construction budget.

CINCINNATI PRESERVATION ASSOCIATION LUNCHEON—Mr. Forwood said the City Planning Department has agreed to pay for HCB members to attend the fall luncheon on Friday, October 12, 2001. Four members accepted the invitation.

1883 MADISON ROAD—Mr. Forwood reported that the owners of 1883 Madison Road have appealed the HCB decision to deny a COA for the proposed conservatory/greenhouse addition. The Neighborhood and Public Works Committee will hear the appeal on October 16 and make a recommendation to City Council. Mr. Senhauser expressed concern that the detailing on the finished portions of the building does not look like that shown in the small-scale drawings submitted to the HCB. He suggested that in future projects of this magnitude, the Board may need to review larger scale drawings, especially of design details and landscape features.

OVER-THE-RHINE (NORTH) AND OTR (SOUTH) GUIDELINES—In answer to Mr. Kreider, Mr. Forwood confirmed that revisions to the Over-the-Rhine (South) guidelines to conform to the new ones in the (North) will require a formal amendment to the district ordinance and a new series of public hearings and certification by City Council.

MOHAWK HISTORIC DISTRICT DESIGNATION—Staff member Young is working on the designation report for an historic district for Mohawk area of Over-the-Rhine. He said his initial research indicates that many of the original buildings in Mohawk were smaller-scale frame structures. Mr. Young showed a map comparing the area in the 1920's with the existing conditions illustrating that much of the original building fabric has been lost or replaced. He said he is also having difficulty finding information about the Mohawk/Brighton neighborhoods including when that area began to be called Mohawk. The World War II memorial is the oldest reference he has found. Ms. Borys and Ms. Spraul-Schmidt said that many Mohawk residents and others consider the area to be part of OTR.

ADJOURNMENT

There being no further business, the meeting adjourned (motion by Kreider second by Spraul-Schmidt).

William L. Forwood
Urban Conservator

John C. Senhauser
Chairman

Date